



City of Santa Barbara
Airport Department

DATE: June 8, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – John Robert Wood

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with John Robert Wood, a Sole Proprietor, for 412 square feet of Building 311, at 1407-A Norman Firestone Road, at the Santa Barbara Airport, effective July 1, 2011, for a monthly rental of \$456, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

John Wood has been an Airport tenant in good standing since, July 2009. Mr. Wood is an international broker of fast-growing sustainable softwoods, using the space in Building 311 to store samples and process orders via the phone and internet. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.107 per square foot for office/storage space, and is comparable to other buildings on the Airport for similar use and in similar condition. The current Industrial (combination office/storage) rate ranges from \$.95 to \$1.50. The new rental represents a 1.5% increase over the previous year.

In addition, Mr. Wood will pay all monthly charges for utilities including: \$36 for electricity, \$37 for water, and \$18 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division
ATTACHMENT: Map